

Excerpts  
Planning Commission Minutes  
September 10, 2003

**Application No. UP-621-03, Faith for Living Deloris Borum Ministries, Inc.:** Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 8) of the York County Zoning Ordinance, to authorize the establishment of a transitional home providing temporary residential facilities with associated counseling and training services for homeless women and their children on a 3.35-acre parcel of land located at 124 Goodwin Neck Road (Route 173). The property is located on the south side of Goodwin Neck Road, approximately 700 feet east of its intersection with George Washington Memorial Highway (Route 17). The property, further identified as Assessor's Parcel No. 24-171, is zoned R20 (Medium density single-family residential) and is designated for Medium-Density Residential development in the Comprehensive Plan.

**Ms. Amy Parker**, Senior Planner, presented a summary of the staff memorandum to the Commission dated September 2, 2003, in which the staff recommended approval.

**Mr. Heavner** inquired if the applicant must conform to laws regulating child daycare operations, and **Ms. Parker** indicated a separate childcare facility is not a part of this application and, therefore, the regulations would not apply.

**Mr. Harvell** asked how the schools might be impacted by the facility. Ms. Parker deferred the question to the applicant.

Chair Simasek opened the public hearing.

**Mr. Hoover Hawkins**, 100 N. Maragret Court, speaking on behalf of the applicant, offered to answer any questions. He said the school-age children would be enrolled in York County schools during the term of their residency at the proposed home.

**Mr. Barba** asked about the sources of funding for the facility, and Mr. Hawkins explained they have applied to a number of funding sources including federal and other grants and have solicited local contributions.

**Mr. Ptasznik** asked if the applicant or the church might expand into the landlocked portion of the property at some future time. **Mr. Hawkins** said the terms of the use permit and minimum acreage requirements for the transitional home would prohibit the church, but not Natasha House, from expanding into that area.

**Mr. Davis** complimented the applicant on the policy program presented with the application. He asked if the County would be supplied with the rules of residency and specifically wanted to know what would happen if a resident or her child were charged with a crime. **Mr. Hawkins** stated that Natasha House has rules of residency addressing that issue and **Mr. Davis** asked him to make those rules available to the County.

Hearing no others, Chair Simasek closed the public hearing.

**Mr. Hamilton** believed the project would be good for the community and indicated his support.

**Mr. Barba** voiced his support. He believed there was a real need for such a home in the County and complimented the applicants.

**Mr. Ptasznik** also indicated his support, adding there has been a need for this type of home in the County for some years. **Mr. Ptasznik** moved adoption of PC03-27.

PC03-27

On motion of Mr. Ptasznik, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT  
TO AUTHORIZE A TRANSITIONAL HOME AT 124 GOODWIN NECK ROAD

WHEREAS, Faith for Living Deloris Borum Ministries, Inc. has submitted Application No. UP-621-03, which requests a Special Use Permit pursuant to Section 24.1-306 (Category 1, No. 8) of the York County Zoning Ordinance, to authorize construction of a transitional home on a 3.35-acre parcel located at 124 Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 24-171; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 10th day of September, 2003, that Application No. UP-621-03 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize construction of a transitional home subject to the following conditions:

1. This use permit shall authorize the construction of a transitional home located at 124 Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 24-171.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the County prior to commencement of land clearing or any construction activity on the subject property. Except as modified herein, said plan shall be substantially in conformance with the sketch plan submitted by the applicant titled "Natasha House, Faith for Living Deloris Borum Ministries, Inc.," cover sheet with architectural elevation received by the Planning Division 7/17/2003, and Sheets A1 and

A2, dated 9/1/2003 and received by the Planning Division 9/2/2003, prepared by Leon K. Smith, Architect.

3. Operation of the facility shall be in compliance with Zoning Ordinance section 24.1-408, "Standards for group homes (with more than 8 occupants) and transitional homes."
4. Any future subdivision of the subject parcel shall provide a lot size of at least 80,000 square feet for the resultant parcel to contain the transitional home.
5. Residential capacity shall be determined by the Virginia Uniform Statewide Building Code, but in no case shall the number of persons residing in the facility at any one time, exclusive of staff, exceed fifteen (15).
6. The facility shall be operated in accordance with the program descriptions contained in the document "Natasha House Policy Program, Faith for Living Deloris Borum Ministries, Inc.," submitted by the applicant and received by the Planning Division 7/10/2003, and which is made a part of this Resolution by reference.
7. The existing single-family dwelling on the property shall be demolished or removed from the property prior to issuance of building permits for the transitional home.
8. All outdoor lighting shall be designed with full cutoff fixtures and directed downward to prevent off-site glare on to abutting properties and the road right-of-way.
9. Minimum required parking spaces shall be calculated based on one space per bedroom, two spaces for visitors, and one space for each employee on site during the largest shift.
10. A sidewalk connection shall be installed linking the proposed building to the existing sidewalk located parallel to the front property line.
11. As required by the County Fire Chief, an eighteen-foot (18') wide fire lane shall be established to service the rear of the building. The fire lane shall not be located within the side landscape yards required pursuant to Section 24.1-244 of the Zoning Ordinance.
12. A minimum 50% of trees and shrubs required for the front and side landscape yards shall be evergreen species to facilitate screening of the parking area from the road right-of-way and afford the facility screening from the abutting non-residential uses.
13. The entrance driveway shall be constructed to VDOT standards.
14. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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